

072.0

0004

0003.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

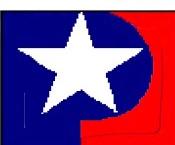
754,200 / 754,200

USE VALUE:

754,200 / 754,200

ASSESSED:

754,200 / 754,200


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
8		COLUMBIA RD, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: BADUA RYAN & JENNIFER	
Owner 2:	
Owner 3:	

Street 1: 8 COLUMBIA RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1: FOLEY ROSE/TRUSTEE -

Owner 2: FOLEY TRUST -

Street 1: 8 COLUMBIA RD

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

**NARRATIVE DESCRIPTION**

This parcel contains .14 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1947, having primarily Vinyl Exterior and 1918 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6110	Sq. Ft.	Site			0	70.	0.99	12									422,311						422,300	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6110.000	330,800	1,100	422,300	754,200		45686
							GIS Ref
							GIS Ref
							Insp Date
							09/08/18

1 of 1 CARD

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

754,200 / 754,200

USE VALUE:

754,200 / 754,200

ASSESSED:

754,200 / 754,200

**USER DEFINED**

Prior Id # 1:	45686
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT	Date Time
	12/30/21 03:17:36
LAST REV	Date Time
	09/27/18 18:54:58
	mmcmakin
	6086
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

**PREVIOUS ASSESSMENT**

Parcel ID 072.0-0004-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	330,800	1100	6,110.	422,300	754,200		Year end	12/23/2021
2021	101	FV	320,300	1100	6,110.	422,300	743,700		Year End Roll	12/10/2020
2020	101	FV	320,400	1100	6,110.	422,300	743,800	Year End Roll	12/18/2019	
2019	101	FV	249,700	1100	6,110.	392,100	642,900	642,900	Year End Roll	1/3/2019
2018	101	FV	244,400	0	6,110.	392,100	636,500	636,500	Year End Roll	12/20/2017
2017	101	FV	244,400	0	6,110.	343,900	588,300	588,300	Year End Roll	1/3/2017
2016	101	FV	244,400	0	6,110.	313,700	558,100	558,100	Year End	1/4/2016
2015	101	FV	230,200	0	6,110.	277,500	507,700	507,700	Year End Roll	12/11/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FOLEY ROSE/TRU	55046-567		7/26/2010		429,900	No	No		
FOLEY DANIEL P	32054-50		11/12/2000	Convenience		1	No	4	
	8790-470		1/1/1901			No	No	N	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/27/2011	344	Addition	180,035					2 STORY ADD W/1 BD

**ACTIVITY INFORMATION**

Date	Result	By	Name
9/8/2018	MEAS&NOTICE	BS	Barbara S
7/11/2012	Measured	BR	B Rossignol
1/10/2009	Meas/Inspect	372	PATRIOT
10/18/2001	Inspected	PM	Peter M
10/30/2000	Hearing N/C	163	PATRIOT
10/13/1999	Meas/Inspect	256	PATRIOT
2/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>						<b>BATH FEATURES</b>			<b>COMMENTS</b>			<b>SKETCH</b>																																																																																																							
Type:	5 - Cape		Full Bath:	1	Rating:	Very Good																																																																																																													
Sty Ht:	1T - 1 & 3/4 Sty		A Bath:	1	Rating:	Very Good																																																																																																													
(Liv) Units:	1	Total:	1	3/4 Bath:		Rating:																																																																																																													
Foundation:	2 - Conc. Block		A 3QBth:		Rating:																																																																																																														
Frame:	1 - Wood		1/2 Bath:	1	Rating:	Good																																																																																																													
Prime Wall:	4 - Vinyl		A HBth:		Rating:																																																																																																														
Sec Wall:		%	OthrFix:		Rating:																																																																																																														
Roof Struct:	1 - Gable		<b>OTHER FEATURES</b>																																																																																																																
Roof Cover:	1 - Asphalt Shgl		Kits:	1	Rating:	Very Good																																																																																																													
Color:	WHITE		A Kits:		Rating:																																																																																																														
View / Desir:			Fpl:	1	Rating:	Good																																																																																																													
<b>GENERAL INFORMATION</b>						WSFlue:		Rating:																																																																																																											
Grade:	C - Average		<b>CONDOS INFORMATION</b>																																																																																																																
Year Blt:	1947	Eff Yr Blt:	Location:																																																																																																																
Alt LUC:			Total Units:																																																																																																																
Jurisdct:	G13		Floor:																																																																																																																
Const Mod:			% Own:																																																																																																																
Lump Sum Adj:			Name:																																																																																																																
<b>DEPRECIATION</b>						<b>REMODELING</b>						<b>RES BREAKDOWN</b>																																																																																																							
Avg Ht/FL:	STD		Phys Cond:	GD - Good	18.	%	Exterior:	No Unit	RMS	BRS	FL																																																																																																								
Prim Int Wal	2 - Plaster		Functional:		%		Interior:	1	6	3																																																																																																									
Sec Int Wall:		%	Economic:		%		Additions:																																																																																																												
Partition:	T - Typical		Special:		%		Kitchen:																																																																																																												
Prim Floors:	4 - Carpet		Override:		%		Baths:																																																																																																												
Sec Floors:		%	Total:	18.6	%		Plumbing:																																																																																																												
Bsmnt Flr:	12 - Concrete						Electric:																																																																																																												
Subfloor:							Heating:																																																																																																												
Bsmnt Gar:							General:	1	6	3																																																																																																									
Electric:	3 - Typical																																																																																																																		
Insulation:	2 - Typical																																																																																																																		
Int vs Ext:	S																																																																																																																		
Heat Fuel:	2 - Gas																																																																																																																		
Heat Type:	5 - Steam																																																																																																																		
# Heat Sys:	1																																																																																																																		
% Heated:	100		% AC:	100																																																																																																															
Solar HW:	NO		Central Vac:	NO																																																																																																															
% Com Wal			% Sprinkled:																																																																																																																
<b>MOBILE HOME</b>						Make:	Model:	Serial #:	Year:	Color:																																																																																																									
<b>SPEC FEATURES/YARD ITEMS</b>						<b>PARCEL ID</b> 072-0-0004-0003.0																																																																																																													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																																																																																		
19	Patio	D	Y	1	12X16	A	GD	2010	4.20	T	5.4	101			800		800																																																																																																		
A1	METAL SHD	D	Y	1	8X10	A	GD	2010	4.25	T	5.4	101			300		300																																																																																																		
More: N	Total Yard Items:	1,100	Total Special Features:							Total:	1,100																																																																																																								
<b>RESIDENTIAL GRID</b>																																																																																																																			
<table border="1"> <tr> <td>1st Res Grid</td> <td colspan="3">Desc: Line 1</td> <td># Units</td> <td>1</td> </tr> <tr> <td>Level</td> <td>FY</td> <td>LR</td> <td>DR</td> <td>D</td> <td>K</td> <td>FR</td> <td>RR</td> <td>BR</td> <td>FB</td> <td>HB</td> <td>L</td> <td>O</td> </tr> <tr> <td>Other</td> <td></td> </tr> <tr> <td>Upper</td> <td></td> </tr> <tr> <td>Lvl 2</td> <td></td> </tr> <tr> <td>Lvl 1</td> <td></td> </tr> <tr> <td>Lower</td> <td></td> </tr> <tr> <td>Totals</td> <td>RMs:</td> <td>6</td> <td>BRs:</td> <td>3</td> <td>Baths:</td> <td>1</td> <td>HB:</td> <td>1</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table>																		1st Res Grid	Desc: Line 1			# Units	1	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	Other													Upper													Lvl 2													Lvl 1													Lower													Totals	RMs:	6	BRs:	3	Baths:	1	HB:	1					
1st Res Grid	Desc: Line 1			# Units	1																																																																																																														
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O																																																																																																							
Other																																																																																																																			
Upper																																																																																																																			
Lvl 2																																																																																																																			
Lvl 1																																																																																																																			
Lower																																																																																																																			
Totals	RMs:	6	BRs:	3	Baths:	1	HB:	1																																																																																																											
<b>SKETCH</b>																																																																																																																			
<b>SUB AREA</b>																																																																																																																			
<b>SUB AREA DETAIL</b>																																																																																																																			
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten																																																																																																									
BMT	Basement	1,054	38,340	40,413																																																																																																															
FFL	First Floor	1,054	127,810	134,708																																																																																																															
TQS	3/4 Story	600	127,810	76,684																																																																																																															
SFL	Second Floor	264	127,810	33,741																																																																																																															
GAR	Garage	220	25,580	5,628																																																																																																															
OPF	Open Porch	24	42,690	1,025																																																																																																															
WDK	Deck	20	15,520	310																																																																																																															
Net Sketched Area:				3,236	Total:	292,509																																																																																																													
Size Ad	1918	Gross Area	3436	FinArea	1918																																																																																																														
<b>IMAGE</b>																																																																																																																			
<b>AssessPro Patriot Properties, Inc</b>																																																																																																																			